

Tireman

Tireman is generally bounded by the Jeffries Freeway (I-96) to the northeast, the Ford Freeway (I-94) and Warren to the south and Oakman Boulevard, the Jefferies Freeway (I-96) and the Dearborn city limit to the west. Tireman is primarily residential with an industrial corridor in the central area, along a rail line. Nearly sixty percent of the households are female headed. Many senior citizens reside in Tireman; more than fifteen of the population is over the age of 65.

□ Neighborhoods and Housing

Issue: Many abandoned homes and vacant lots are found in the northwest and southeast corner. Housing conditions are stable southeast of the Jeffries Freeway and Livernois; and southwest of Livernois and Tireman.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the areas southeast of the Jeffries Freeway and Livernois; and southwest of Livernois and Tireman through housing repair programs and scattered-site infill development of similar size and character to the existing housing stock.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Demolish vacant and/or dangerous structures and encourage infill and rehabilitation in blighted areas northwest of Livernois and Joy and east and west of West Grand Boulevard.

GOAL 3: Increase residential density

Policy 3.1: Develop medium density residential as part of a mixed-use node at Grand River and Oakman.

□ Retail and Local Services

Issues: The commercial and industrial areas near the intersection of Livernois and Warren has many vacant and underutilized commercial and industrial sites.

Similar conditions exist at Grand River and Oakman; a few large vacant commercial buildings remain at the intersection.

GOAL 4: Increase the vitality of commercial thoroughfares

Policy 4.1: Take advantage of the proximity to the Ford Freeway and traffic volumes to encourage the development of a retail node at Livernois and Warren.

GOAL 5: Develop a retail center

Policy 5.1: Develop a large-scale commercial development on the south side of Warren at Livernois.

GOAL 6: Develop a mixed-use activity node

Policy 6.1: The existing environment of commercial structures at Grand River and Oakman presents the opportunity for a mixed-use, pedestrian oriented development.

Policy 6.2: Consolidate underutilized industrial properties close to Grand River and Oakman for commercial or residential uses.

GOAL 7: Improve the appearance of commercial areas

Policy 7.1: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvement along Livernois and Warren.

□ **Industrial Centers**

Issue: Tireman's industrial belt is parallel to Livernois. The industrial belt's weakness relates to the general economic obsolescence of its industrial sites. Along Epworth, the industrial area has negatively impacted the adjacent residential area.

GOAL 8: Increase the viability of industrial areas

Policy 8.1: Redevelopment the under-utilized land in the corridor by attracting new and encouraging existing businesses to use the land for the expansion or relocation of their businesses.

GOAL 9: Reduce conflicts between industrial and residential areas

Policy 9.1: Along Epworth, expand the industrial area into marginal residential areas.

Policy 9.2: Establish and enforce designated truck routes to and from Livernois and the Jeffries and Ford Freeways.

2000 Census - Demographic Profile

Neighborhood **Tireman**

Total Population

22,156

1990 Population

26,325

1990 to 2000 Change

-4,169

Percent Change

-15.84%

Race

White Only

257

1.16%

Black or African American
Only

21,499

97.03%

American Indian and Alaska
Native Only

58

0.26%

Asian Only

15

0.07%

Native Hawaiian and Other
Pacific Islander Only

12

0.05%

Other Race Only

24

0.11%

Two or More Races

291

1.31%

Hispanic Origin

Hispanic Origin (Any Race)

178

0.80%

1990 Hispanic Origin

127

1990 to 2000 Change

51

Percent Change

40.16%

Gender

Male

10,257

46.29%

Female

11,899

53.71%

Educational Attainment

Population 25 or older

13,087

59.07%

HS Graduate or Higher

8,459

64.64%

Assoc. Degree or Higher

1,473

11.26%

Age

Youth Population
(Under 18 Years Old)

6,958

31.40%

1990 Youth Population

7,558

1990 to 2000 Change

-600

Percent Change

-7.94%

0 to 4 Years Old

1,858

8.39%

5 to 10 Years Old

2,809

12.68%

11 to 13 Years Old

1,087

4.91%

14 to 17 Years Old

1,204

5.43%

18 to 24 Years Old

2,111

9.53%

25 to 44 Years Old

6,033

27.23%

45 to 64 Years Old

3,852

17.39%

65 Years Old and Older

3,202

14.45%

Households

Households

8,033

Average Household Size

2.74

Population in Group Quarters

153

0.69%

Population in Households

22,003

Family Households

5,269

65.59%

Married Couple Family

1,575

29.89%

Female Householder Family

3,043

57.75%

One Person Households

2,340

29.13%

Housing Units

Housing Units

9,311

1990 Housing Units

10,769

1990 to 2000 Change

-1,458

Percent Change

-13.54%

Vacant Housing Units

1,282

13.77%

Occupied Housing Units

8,029

86.23%

Owner Occupied

3,922

48.85%

Renter Occupied

4,107

51.15%

Housing Value

Owner Occupied Units

3,320

Less Than \$15,000

574

17.29%

\$15,000 to \$29,999

806

24.28%

\$30,000 to \$49,999

1,038

31.27%

\$50,000 to \$69,999

539

16.23%

\$70,000 to \$99,999

333

10.03%

\$100,000 to \$199,999

24

0.72%

\$200,000 or More

6

0.18%

Household Income

Less Than \$10,000

1,921

23.91%

\$10,000 to \$14,999

937

11.66%

\$15,000 to \$24,999

1,525

18.98%

\$25,000 to \$34,999

1,010

12.57%

\$35,000 to \$49,999

1,158

14.42%

\$50,000 to \$74,999

922

11.48%

\$75,000 or More

560

6.97%



Map 6-3A

City of Detroit
Master Plan of
Policies

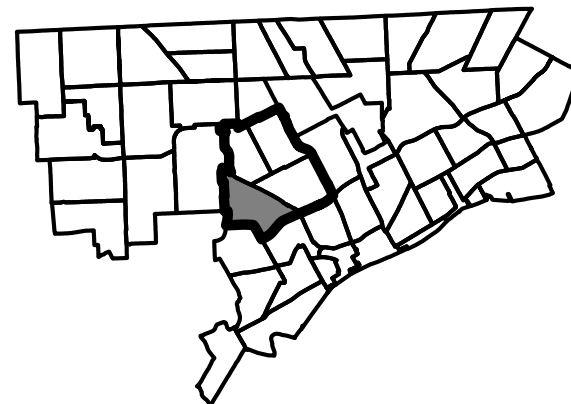
**Neighborhood Cluster 6
Tireman**

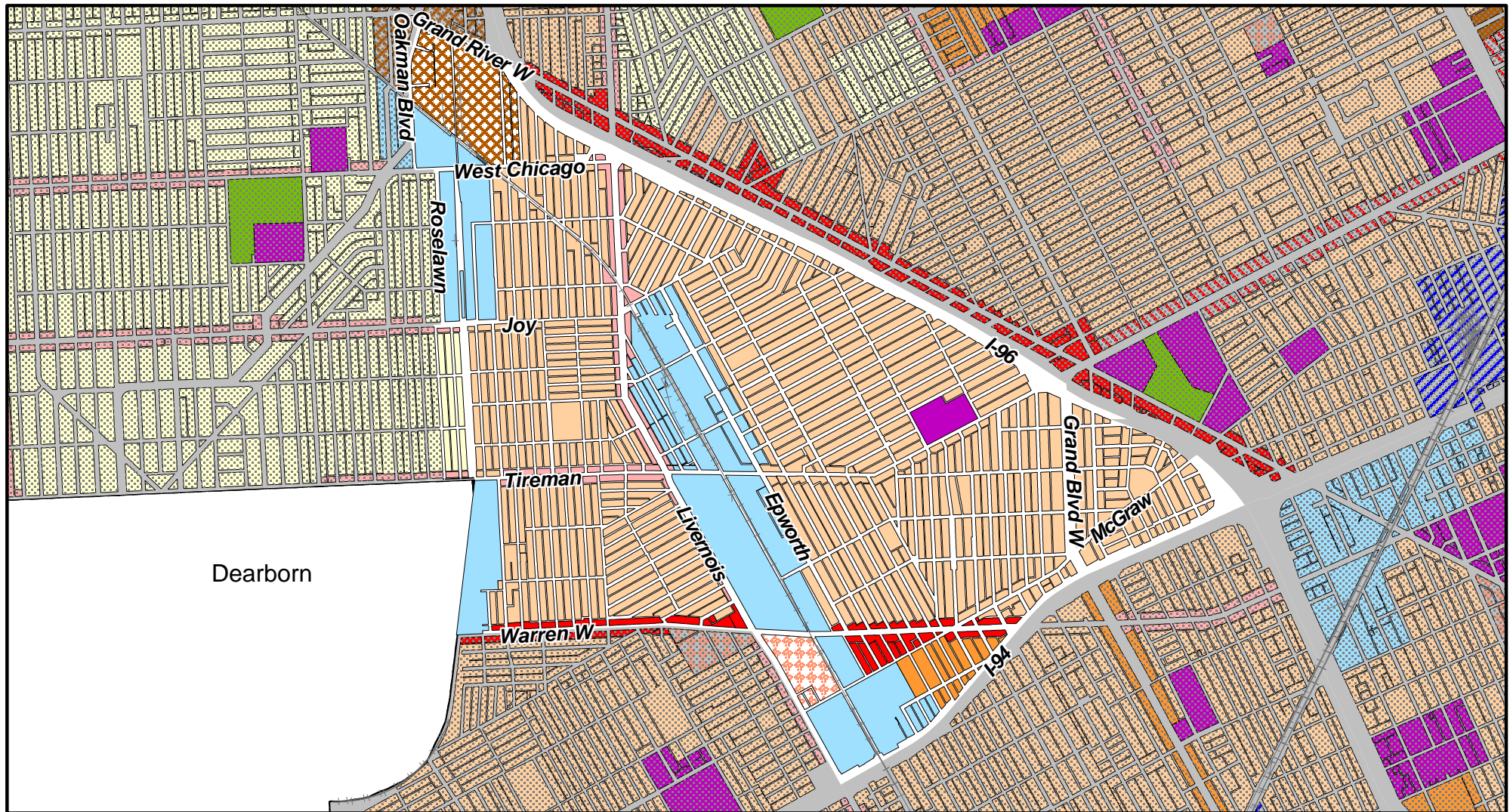


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 6-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 6 **Tireman**



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

